

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/13 CYPRESS AVENUE BROOKLYN VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

1/8 VIOLA AVENUE BROOKLYN VIC 3012	\$680,000	15-Feb-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 14 July 2025



**1/8 VIOLA AVENUE BROOKLYN
VIC 3012**

 3  2  1

Sold Price **\$680,000** Sold Date **15-Feb-25**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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